

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING--Sept. 22, 1965

Appeal #8340 Government of Australia, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on September 28, 1965:

ORDERED:

That the appeal to erect a new chancery in the SP District; to permit parking of two automobiles in front of the building at the northwest quadrant of Scott Circle, N.W., lots 825, 807, 141, 800, 155 and 156, square 181, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lots, which are located in the SP District, have a frontage of 139.98 feet on Massachusetts and 176 feet on 16th Street. The lots contain an area of 21,127 square feet of land. There is a twenty foot wide public alley on the west boundary of the property.

(2) Appellant proposes to erect a seven floor chancery building on this property. Of these floors the first and 2/3 of the second are for public use only, no staff being in these areas except a guard or two and a few messengers, thus only five and one-third floors are used for offices, plus about one-fourth of a floor in the second cellar.

(3) Appellant proposes an initial occupancy of 260 persons with a maximum of 370 by 1975.

(4) A restudy of the drawings indicates that all parking requirements will be met. Therefore the request for a reduction of 22% is withdrawn.

(5) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(6) The Board grants a waiver for a second loading berth and dock being of the opinion that the one dock provided in this case is ample.

(7) There was no objection to the granting of this appeal registered at the public hearing.

(8) The request for approval of roof structures in accordance with Section 3308 of the Zoning Regulations is DEFERRED and will be approved at a later date.

OPINION:

It is our opinion that the erection of this chancery by the Government of Australia will be in harmony with existing uses on neighboring or adjacent property, and further, that the use will not create dangerous or other objectionable traffic conditions. This view is substantiated by the Department of Highways and Traffic who offer no objections.

It is also our opinion that no special treatment in the way of screening of buildings, accessory uses, signs, or other facilities is necessary to protect the value of neighboring or adjacent residential property, and that therefore the granting of this exception will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps,

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- Sept. 22, 1965

Appeal #~~8450~~³⁴⁰ Government of Austrailia, appellant

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 16, 1965:

ORDERED:

That the appeal to erect roof structures in accordance with Section 3308 of the Zoning Regulations on the new chancery building at the northwest quadrant of Scott Circle, NW., lots 825, 807, 141, 800, 155 and 156, square 181, be granted.

From the records and the evidence adduced at the hearing, the Board finds that the enclosure on the roof of this proposed chancery building for service equipment will harmonize with the main structure in architectural character. However, the Board does not interpret Section 3308 as permitting offices or other occupied space within the roof structure. The Board also questions the use of "Dark Colored Mozaic Tiling."

Therefore, the Board grants this approval subject to the following:

1. The exclusion of the "Engineer's Office" shown on the plans.
2. Submission of a sample of the mozaic tile for approval as to color.